

Providence Preservation Society

Records of

231-235 Doyle Avenue

Plat 8

Lot 417

Plat lots 1, 2 & 3

Thomas Z. Lee Apts.
Built in 1911 by Benjamin H. Jackson
on land belonging to the Dexter Donation

1887 December. Tax Assessor's cards show this land belonged to the City of Providence. This was a portion of the land donated to the City of Providence under the will of Ebenezer Knight Dexter. The city leased out much of this land in order to allow for an increase in the Dexter Fund. When the City of Providence sold off parcels of this land said parcels were usually sold to those who had built on the land.

1908 City Atlas by L. J. Richards shows no building on this property.

In 1925 Thomas Z. Lee purchased the land. In checking "Intentions to Build" records for Lee prior to 1925 a recording was found showing that on December 5, 1911 Thomas Z. Lee was issued Certificate #21388 to build on the south-erly side of Doyle Avenue at the corner of Morris Avenue. On December 7, 1911 Permit #2506 was issued to Lee of Industrial Trust Bank for a six-tenement three-story apartment house. The builder is listed as Benjamin H. Jackson. Estimated cost was \$18,000. The building was erected on Dexter Donation land.

Thomas Z. Lee was a lawyer with the firm of Barney & Lee located at 49 Westminster Street, 7th floor. He lived at 315 Thayer Street. Benjamin H. Jackson, who was listed as the builder of this property, was a real estate and insurance agent located at 317 Banigan Building. His home was at 154 Ivy Street.

The Deed dated July 6, 1925 and recorded in Deed Book 673.112 at the Providence Recorder of Land Evidences shows the City of Providence as a municipal corporation created under the General Assembly, Joseph H. Gainer, Mayor and Chairman of the Dexter Donation, and Clarence E. Gay, City Treasurer, acting under the direction of the Commissioners of the Dexter Donation, granted to Thomas Z. Lee three lots located at or near the southwest corner of Doyle Avenue and Morris Avenue laid out and delineated as Plat Lots 1, 2 & 3 on the Plat entitled "Maps of Doyle Avenue; lots from East Avenue (now Hope Street) to Olney Street". Said lot is recorded on Plat Card #573.

1941 September 29. Deed Book 839.397 Industrial Trust Co. and Flora Lee, trustees under the will of Thomas Z. Lee, conveyed to Pauline Meiselman that certain land with building

and improvements situated at the southwest corner of Doyle and Morris Avenues begining at the intersection of the westerly line of Morris with the southerly line of Doyle Ave. at a stone bound; thence running west bounding north on Doyle 110.90; thence running south 78.91'; then turning and running north bounding east on Morris Avenue 78.91' to the point and place of begining. This is the same parcel as conveyed in Deed Book 673.112 except a certain portion conveyed to Abraham Nulman from T.Z. Lee on May 14, 1929 and recorded in Deed Book 720.470.

- 1945 August 30. Deed Book 884.344 Pauline Meiselman of Cranston conveyed the property to the Crawford Realty Corp.
- 1961 December 19. Deed Book 111.882 A one-half interest in the property was transfered to Angelo Almonte and his wife Santina, and a one-half interest to Santina Realty, Inc.
- 1969 December 31. Deed Book 1155.1160 Angelo and Santina Almonte transfered their one-half interest to Santina Realty, Inc.
- 1980 March 26. Deed Book 1219.979 Santina Realty, Inc., transfered the property to "Almonte Enterprises-Doyle Avenue Property".
- July 17. Building Permit #68 was issued to A. Almonte to have the roof stripped and a new tar and gravel roof installed. The builder is listed as W. R. Artesani. Estimated cost was \$3,400.
- 1984 June 15. Deed Book 1264.582 to 611. "Almonte Enterprises-Doyle Avenue Property" located at #5 Benefit Street, Providence conveyed said property to Summit/Doyle Associates, a general partnership consisting of Richard H. LeFebvre, Vincent Ceglie and Norman R. Saucier of 45 Firglad Road. Page 601 gives assignment of leases and rents. This instrument also specifies a certain mortgage with the Woonsocket Institution For Savings.
- 1986 January 13. Building Permit #566 was issued to Summit/Doyle Associates to legalize 6-unit apts. Estimated cost \$500.
- March 21. Recorded in Deed Books 1335.63 and 1350.28 Stanley Charmoy assumed trusteeship under a decision made September 26, 1985.
- April 14. Building Permit #843 was issued to Summit/Doyle Associates to have the exterior of the brick building re-pointed. Work to be done by Masonry Masters. Estimated cost: \$12,000.
- April 15. Building Permit #849 was issued to make interior renovations to all 6 kitchens, replace cabinets, repair porch rails and roof. Estimated cost: \$10,000.

1986

August 13. Further sales of this property can be located at the Providence office of Land Records in Condo Book 13.650.

The first listing for this property in City House Directories appears in 1914. The first occupant was John Alger, who was Principal of R.I. State Normal School. In 1917 his title was changed to President, Rhode Island College of Education. He lived at this address from 1913 to 1943 when he became President emeritus of Rhode Island College of Education and moved to Northhaven, Connecticut.

December 1987
CBP